

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Harridge Avenue, Rochdale, OL12 7HN

### Offers In Excess Of £300,000

**ENVIABLE THREE BEDROOM DETACHED PROPERTY IN THE HEART OF SHAWCLOUGH**

Located on Harridge Avenue, Shawclough, this charming three-bedroom detached house presents an excellent opportunity for families and individuals alike. The property boasts a generous garage and a driveway that can accommodate multiple vehicles, ensuring convenience for residents and guests.

Upon entering, you are welcomed into a delightful lounge that exudes warmth and character, providing an inviting space for relaxation and social gatherings. The large kitchen is a standout feature, offering ample room for culinary creativity and family meals. With its stunning gardens, the outdoor space is perfect for enjoying the fresh air, entertaining guests, or simply unwinding in a tranquil setting.

The property comprises three spacious bedrooms, each providing a comfortable retreat for rest and relaxation. The family bathroom is well-appointed, and there is an additional separate shower room, adding to the practicality of the home.

This residence is ready for you to put your own stamp on it, allowing you to personalise the space to suit your tastes and lifestyle. With its appealing features and prime location, this detached house is a wonderful opportunity for those seeking a family home in Rochdale. Don't miss the chance to make this property your own.

# Harridge Avenue, Rochdale, OL12 7HN

## Offers In Excess Of £300,000



- Three Well Proportioned Bedrooms
- EPC Rating D
- Stunning Garden Views
- Easy Access To Major Network Links

- Tenure Leasehold
- Ample Off Road Parking With Access To A Garage
- Room To Personalise And Bursting With Potential

- Council Tax Band D
- Sought After Location
- Ideal Family Home With Viewing Recommended

### Ground Floor

#### Entrance

UPVC frosted door to hall.

#### Hall

UPVC frosted window, central heating radiator, smoke alarm, doors to reception room, kitchen, bedroom three and storage, stairs to first floor.

#### Reception Room

20' x 16'4 (6.10m x 4.98m)

Two UPVC double glazed windows, three central heating radiators, coving and exposed brick fireplace.

#### Bedroom Three

9'9 x 9' (2.97m x 2.74m)

UPVC double glazed window, central heating radiator and coving.

#### Kitchen

13' x 9'10 (3.96m x 3.00m)

UPVC double glazed window, central heating radiator, coving, panel wall and base units, laminate work tops, tiled splash backs, stainless steel sink and drainer with mixer tap, space for freestanding oven, plumbed for washing machine, space for fridge freezer, UPVC frosted door to rear and wood effect lino flooring.

### First Floor

#### Landing

7'11 x 5'6 (2.41m x 1.68m)

Loft access, smoke alarm, doors to two bedrooms, bathroom and shower room.

#### Bedroom One

13'5 x 12'8 (4.09m x 3.86m)

UPVC double glazed window, two central heating radiators, fitted wardrobe and storage.

#### Bedroom Two

13'5 x 10' (4.09m x 3.05m)

UPVC double glazed window, central heating radiator and fitted wardrobe.

#### Bathroom

7'3 x 7'1 (2.21m x 2.16m)

UPVC frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap, PVC to ceiling, spotlights and tiled elevation.

#### Shower Room

4' x 2'11 (1.22m x 0.89m)

Enclosed electric feed shower, tiled elevation, spotlights and extractor fan.

### External

#### Front

Stone paved drive, stone chippings and hedge.

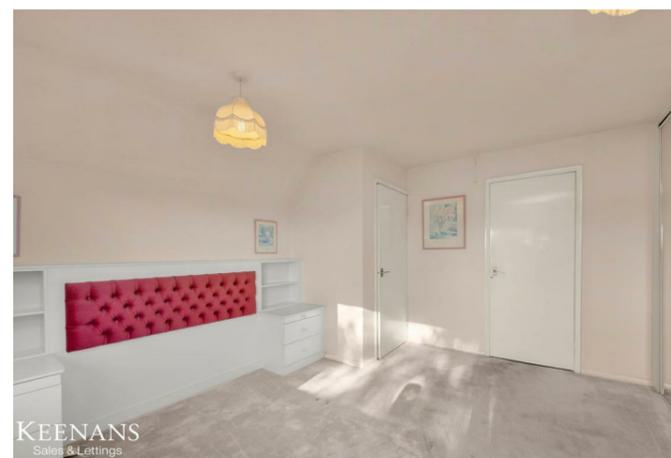
### Rear

Enclosed garden, stone flagged, bedding areas, shrubbery, artificial grass, green house, garage and outbuilding.

### Garage

17'10 x 8'7 (5.44m x 2.62m)

Hardwood single glazed window, meters, panel base units, laminate work tops and frosted hardwood door to side elevation.



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